

WILLARD CITY CORPORATION PC090315

DATE: September 3, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Gary Hart, Chandler Bingham, John Seamons
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Leslie Meyer, Michelle Mund City Council member (non-voting member)
CITIZENS: See attached sheet

1. Prayer – Terry Ross

2. Pledge of Allegiance – Sid Bodily

3. General Public Comment (Input for items not on the agenda)

4. Discussion Item

a. Discussion on the Wells Aggregate Facility Temporary Conditional Use Permit Change for Parcel#02-045-0005 for the Addition of a Concrete Batch Plant and Extended Use Hours located in the southeast corner of the Granite Construction Gravel Pit located at approximately 750 North and 300 East

City Planner Wheelwright presented information on an application for a Conditional Use Permit for a Concrete Batch Plant at the Wells Gravel Pit for Granite Construction. With the I-15 expansion in 2016 they would like to place a bid for the project. He said rather than take the product out they would be bringing in material to make cement. Granite Construction submitted a packet with the impact it would have to the city. The parcel is located in Arnell Wells Gravel Pit and is on the south end of the gravel pit. Mark Greenwood with Granite Construction said a questions was asked about peak truck count coming off the mountain. He stated there would be approximately 10 peak days for the whole project that they would have a peak count of an extra 230 trucks per day. They said there would not be a significant impact to the city and would not have a lot of dust or noise. Commissioner Bingham asked if they would need to haul in more gravel or was there enough to supply the project. Mark stated they would probably need to bring in more from another gravel pit because there is not enough of the larger rocks. Commissioner Bingham's only concern with the extra amount of cars that will be on the road they may want to talk to UDOT about putting in a traffic control devise on Main to help with the trucks crossing the road. Commissioner Bodily also voiced the same concern about traffic with the amount of traffic on the road since 2007. City Planner Wheelwright stated when the city first heard about the project they contacted UDOT and was told there was not enough traffic to worry about it. Other times they have talked to UDOT they have been told they would be conducting a traffic study. He stated this would be a Conditional Use Permit and conditions would need to be added some of the items could be traffic control, a police officer during those peak hours. Commissioner Seamons asked what there hours would be during those peak days. Mr. Greenwood stated was not sure at this time. Commissioner Seamons stated when they do these type projects they usually pour cement all day and all night. Chairperson Ross also asked about the hours and asked if it would be a 24 hour operation. Mr. Greenwood stated yes. City Planner Wheelwright also suggested items to be added to the conditions also include lighting, water, traffic and safety. Commissioner Bodily asked if we have the water to supply them. City Planner Wheelwright stated they would probably tap into the spring which would mean the pumps would have to run

longer. It would take about ½ of the spring water. Mr. Greenwood stated water was an issue they would still need to look into, they may look at putting in some type of service tank that would hold 60,000 gallons of water. They would also need to look at flows and demands so they would not be taking too much of the city's water and would be doing all the connections. City Planner Wheelwright stated this would be revenue for the city and could be charged industrial rates for usage. Mr. Greenwood stated Willard City owns the property to the east and has talked to the city about drilling up to the cliff bend to the north of the canyon and if the city agrees they could start taking product out and the city would also get revenue for that product. City Planner Wheelwright said in the Conditional Use Ordinance it says if the Planning Commission feels it would be an impact to the city they could hold a public hearing so the citizens are aware of what is proposed. He felt this would be an impact to those living in the area and felt it would be a good idea to hold a public hearing on September 17th. Commissioner Seamons asked the projected start date. Mr. Greenwood stated summer of 2016 they are looking at starting the bid process in September or October. City Planner Wheelwright asked the Planning Commission members if this would be beneficial to the city.

Commissioner Bingham felt it would be beneficial in a lot of ways. Mr. Greenwood felt it may help push UDOT to put in a traffic control device. Commissioner Bingham stated if UDOT did not put a light in then Granite would need to have someone there to control traffic. Commissioner Seamons asked if a condition could be added to put in more lighting at that intersection to make it brighter. He stated living in the area there are not a lot of 18 wheelers coming down the mountain at night. City Planner Wheelwright felt after this project you will not see an increase in traffic. Commissioner Bingham asked if they would be keeping the batch plant open after the project is done. Mr. Greenwood stated it depends on the demand but at this time it is only temporary. Jim Siewenie felt this was a lot of expense for a short period of time and his other questions about if they were going to keep the batch plant open was already answered. Mary Siewenie had heard about a holding tank that was going to be left for use for a future development. Mr. Greenwood stated that was a discussion he had with Mayor Braegger that it could be a benefit to the city to help with pressure and they would not be developing the area. This project will be the biggest cement pour for Northern Utah and any other jobs that come along would not be that big. City Planner Wheelwright stated if the Conditional Use Permit was approved the project was complete and they wanted to go full time this is something we would need to look at.

Chairperson Ross asked if the project was projected to go from October of 2015 through December of 2017 and asked if it was going to take 10 days to pour the cement. Mr. Greenwood stated there would be 10 peak days but they will have other days they will be pouring and should have all the cement done within the year. Chairperson Ross asked for any further comments and thanked Mr. Greenwood for the detailed plan and asked for a motion to set for a public hearing. There was discussion held on the bid process and public hearing process.

A motion was made by Commissioner Bingham to set a public hearing for September 17, 2015. The motion was seconded by Commissioner Bodily. The motion carried.

b. Discussion on a Proposed Commercial Neighborhood Zone from 1450 North to south city limits

City Planner Wheelwright asked the Planning Commission members to look at the matrix of what businesses would be allowed in a Commercial Neighborhood Zone and which of those businesses they would like to see along Hwy 89. There are businesses along Hwy 89 that may not be allowed in our current ordinance but are grandfathered in by the old ordinance. He stated there are some inconsistencies in the matrix that need to be addressed. Chairperson Ross suggested we address the Land Use Map and then come back and address the inconsistencies within the matrix.

Commissioner Seamons left at 7:20 p.m.

The Planning Commission voted to continue with the public hearing for the proposed Commercial

A motion was made by Commissioner Bingham to schedule a public hearing for October 1, 2015 to take comment on the Future Land Map for a Commercial Neighborhood Zone. The motion was seconded by Commissioner Hart. The motion carried.

c. Review of proposed changes to Section 12-110 Zoning Districts

Chairperson Ross read through the proposed changes to Section 12-110 a discussion was held on proposed changes. He stated there was several items that needed to be addressed and he suggested this item be tabled until the October 1, 2015 when Commissioner Meyer could be present at the meeting.

5. Approval of Minutes

The minutes of the August 6, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Bodily to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner. The motion carried.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright stated in October there will be 2 re-zone requests one for Joel Murray and Jared Erickson. The Final Plat for Granite Ridge has been submitted to Willard City Engineer who is working with their engineer on several issues. It was asked if they will have water for their development. City Planner Wheelwright stated they will have enough water for Phase 1. Commissioner Bingham asked if there was anything new with Buckskin. City Planner Wheelwright stated there was nothing new at this time. Commissioner Bingham asked if they would be willing to contribute to the water issues. City Planner Wheelwright stated yes they would paying for the impact fees up front. Commissioner Hart said there was a water meter at the top of their development and asked if they would be allowed to hook into the meter to water their play area. He also asked how many more lots could be sold off in their development and keep the open space. City Planner Wheelwright stated he was not sure on the water meter and as far as selling off more lots it would depend on the CCR's of the development but was not sure there was any more ground left to sell. Commissioner Bingham asked if the city could trim the trees at 200 West and Center Street.

7. Adjourn

A motion was made by Commissioner Hart to adjourn the September 3, 2015 Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried. The meeting adjourned at 7:50 p.m.

Minutes were read individually and approved on **September 17, 2015**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker